

**Springerville Planning & Zoning Commission**  
**Regular Meeting Minutes**  
**Feb. 11, 2009**

Present: Gary Deery, Robert MacKenzie, Leah Chavez, Dan Muth

Staff: Larisa Bogardus, Zoning Administrator

Public: Kevin Burk, Ron Thebeau, Susan Silva

**1. CALL TO ORDER**

Chairman Leah Chavez called the meeting to order at 7:00 p.m.

Roll Call: Present: Gary Deery  
Robert MacKenzie  
Leah Chavez  
Dan Muth

**PUBLIC PARTICIPATION:** Kevin Burk asked about conditional use permits and building permits issued this year. Ms. Bogardus said there have been no new CUP applications and most building permits were for remodels. Safeway and the hospital are remodeling. A permit is also pending for hangars to be built at the airport.

**ADMINISTRATION**

2. **ELECT OFFICERS:** MacKenzie/Deery motion to elect Leah Chavez chair. Chavez/Cavanaugh motion to elect Robert MacKenzie vice chair. Passed 4-0.
3. **MINUTES:** MacKenzie/Deery motion to approve the minutes of regular meeting held Jan. 14, 2009 and work session held Jan. 28, 2009. Passed 3-0, with Commissioner Muth abstaining because he was not a member of the commission for those meetings.
4. **ZONING ADMINISTRATOR'S REPORT:** Ms. Bogardus said finances are becoming a concern. The preservation grant for the school rehabilitation was frozen and it looks like many state programs and grants will be cut or eliminated. Chairman Chavez asked about the joint council meetings. Ms. Bogardus said the councils are working to promote tourism through events and activities. They are currently planning for Memorial Day weekend, and are also talking about the Fourth of July and Labor Day. Commissioner Deery asked if Ms. Bogardus could use a different highlighting system when she presents modifications. She agreed to do so.
5. **LIAISON REPORTS:** Commissioner MacKenzie said Town Manager Steve West and Councilman Bill Lucas praised the commission's efforts to council during the last regular meeting. The C-2 zoning class was adopted and Dan Muth was appointed to the commission. Chairman Chavez asked Commissioner Muth to introduce himself. He said he hoped he could contribute to P&Z from his professional experience as a surveyor.

**OLD BUSINESS**

6. **RV PARKS:** Discussion and possible action regarding the proposed RV Parks regulations.

Chairman Chavez reviewed the commission's options, then opened the discussion to commissioners. Commissioner MacKenzie questioned limiting RV parks to areas where mobile home parks are allowed. Ms. Bogardus said this stems from a legal opinion that RV parks are "similar" to mobile home parks. It is also consistent with other communities.

Commissioner Muth said he had already discussed his concerns with Ms. Bogardus. Most were addressed during the work session and his suggestions regarding setbacks were incorporated in the new draft document.

Commissioner Deery questioned the trash pickup requirement. Ms. Bogardus said it's not unreasonable, as RVers will need to dispose of their trash somehow.

Mr. Thebeau said he had not seen the revised document. Ms. Bogardus made copies for the public. Mr. Thebeau asked for a few minutes to review it.

Commissioner Muth clarified that RV parks would be allowed as a conditional use in C-1. Commissioner MacKenzie added they would be prohibited in C-2.

Mr. Burk questioned the single parking space per 10 RV spaces. Ms. Bogardus said an RV space should be able to accommodate 2 vehicles and guests are typically few. Mr. Burk pointed out that construction workers often share an RV but have personal vehicles. Mr. Muth said that is unusual and should not be a standard for development.

Mr. Thebeau said he still objected to B(3) requiring angled parking spaces. None of the ordinances or parks he's visited do this. Ms. Bogardus said it was suggested by two park operators.

Mr. Thebeau also objected to D(7), saying he felt the commission should not have the power to require anything beyond the existing wall and fence regulations.

Chairman Chavez said this is already in the code as part of the walls and fences regulations.

Lastly, Mr. Thebeau objected to E(5) which requires proper drainage for wastewater at each faucet/RV space. He said this would prevent people from washing their vehicle. Commissioner Muth said runoff is a major problem, using Aldrice Burk's property as an example. All stormwater runoff drains into Mr. Burk's fields, but the ditches also carry garbage, oil and other contaminants as well. Washing a car wouldn't be a problem, but how would someone be prevented from draining a radiator and letting the antifreeze run off? Mr. Thebeau said drainage is already addressed in E(2). Commissioner Muth said E(2) addresses graywater and blackwater, but not runoff.

There being no further discussion, Chairman Chavez reviewed the commission's options again: Approve the document as presented; approve the document with specific changes; consider changes at a future meeting; or table the item for further discussion.

Deery/MacKenzie motion to approve the document as presented and forward it to council for adoption. Passed 4-0.

**10. ADJOURNMENT:** MacKenzie/Deery motion to adjourn. Passed 4-0.

The meeting adjourned at 7:35 p.m.

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R.A. MacKenzie, Vice Chairman